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## MODIFICATION AGREEMENT - MORTGAGE

**THIS MODIFICATION AGREEMENT** ("Agreement") is made this 23rd day of April, 2021, between GFIVE Properties, LLC, an Indiana Limited Liability Company, whose address is 9900 W 113th Ave, Cedar Lake, Indiana 46307-9020 ("Mortgagor"), and First Financial Bank whose address is 255 East 5th Street, Suite 700, Cincinnati, Ohio 45202 ("Lender").

First Financial Bank and Mortgagor entered into a Mortgage dated December 10, 2010 and recorded on December 29, 2010, filed for record in records of County of Lake, State of Indiana, with recorder's entry number Document No. 2010 077042 ("Mortgage"). The Mortgage covers the following described real property:

Address: 6817 Colorado Ave, Hammond, Indiana 46323

Legal Description: See Attached Exhibit A

Parcel ID/Sidwell Number: 45-07-09-281-004.000-023

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- The maturity date of the Note has been extended to April 23, 2026.

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

**ORAL AGREEMENTS DISCLAIMER.** This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

GFIVE Properties, LLC

By: Tricia L Groot

Date

Its: Member

*Tricia L Groot* 4-26-21

**BUSINESS ACKNOWLEDGMENT**

STATE OF INDIANA )

COUNTY OF Lake )

This instrument was acknowledged on the 4/26/21 by Tricia L Groot, Member on behalf of GFIVE Properties, LLC, an Indiana Limited Liability Company, who personally appeared before me. In witness whereof, I hereunto set my hand and official seal.

My commission expires: May 24, 2026

Notary Public residing in Lake

County

*Blair H Gearhart*  
Notary  
Notary Public

(Official Seal)



BLAIRE H. GEARHART, Notary Public  
Lake County, State of Indiana  
My Commission Expires May 24, 2026

**LENDER:** First Financial Bank

By: Eric Haaser

Date

Its: ICRE Small Exposure Banker

*Eric Haaser* 4/24/2021

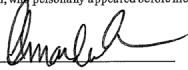
BUSINESS ACKNOWLEDGMENT

STATE OF ~~INDIANA~~ Kentucky  
COUNTY OF Boone

This instrument was acknowledged on the 4/24/21 by Eric Haaser, ICRE Small Exposure Banker on behalf of First Financial Bank, a(n) Ohio banking corporation, who personally appeared before me.

In witness whereof, I hereunto set my hand and official seal.

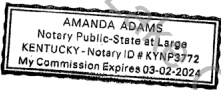
My commission expires: 03-02-2024



Notary Public residing in Boone  
County

Notary  
Notary Public

(Official Seal)



THIS INSTRUMENT WAS PREPARED BY:  
Eric Haaser  
Relationship Manager  
225 Pictoria Drive, Cincinnati, OH 45246

AFTER RECORDING RETURN TO:  
Eric Haaser  
First Financial Bank  
225 Pictoria Drive, Cincinnati, OH 45246

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

 4/24/21  
Eric Haaser Date  
Relationship Manager

**EXHIBIT "A" LEGAL DESCRIPTION**

Parcel #: 45-07-09-281-004.000-02

Name : GFIVE PROPERTIES LLC  
Deed Ref : 2010-017470

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THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA, TO-WIT: THE SOUTH 50 FEET OF LOT 6 IN BLOCK 7 IN HARTMAN'S GARDENS 2ND ADDITION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 9 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2010-017470, OF THE LAKE COUNTY, INDIANA RECORDS.

Lake County Recorder